Bond Oxborough Phillips

Changing Lifestyles

16 Greenfield Close
Bideford
Devon
EX39 3RY

Asking Price: £465,000 Freehold

Changing Lifestyles

01237 479 999
bideford@boppropertyy.com

16 Greenfield Close, Bideford, Devon, EX39 3RY

A SPACIOUS SPLIT-LEVEL DETACHED HOME WITH STUNNING KENWITH VALLEY VIEWS

- 4 Bedrooms (3 En-suites)
- Superb, modern Kitchen / Dining / Living space opening onto the rear garden
- L-shaped Living Room opening onto the rear garden
- Lower ground floor Utility Room & Cloakroom
- Converted Double Garage - ideal as a playroom, hobby room or home office
- Fully enclosed rear garden with patio & lawn
- Quiet cul-de-sac location
- A particularly exciting & spacious family home offering superb views & versatile accommodation

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Overview

Set within a quiet cul-de-sac on the ever-popular Londonderry Farm development, this extremely spacious 4 Bedroom detached split-level home enjoys wonderful panoramic views over Kenwith Valley Nature Reserve and offers versatile family accommodation arranged over 3 floors.

Designed to make the most of its superb outlook, the property immediately impresses with its elevated position, private balcony and far-reaching countryside views. Imagine starting the day with a morning coffee overlooking the valley - this is exactly the kind of lifestyle this home offers.

The accommodation is both generous and flexible. The Entrance Hall provides access to the upper and lower levels, with the ground floor featuring the Main Bedroom, complete with an En-suite Shower Room and direct access to the Balcony. From here, the views are particularly impressive. A further double Bedroom is also found on this level, along with access to the converted double garage, now providing an excellent additional room that could serve as a second reception room, playroom, hobby room or home office.

The top floor offers 2 further double Bedrooms, both enjoying elevated views, with En-suite facilities serving each room. This makes the property especially well-suited to families, guests or those requiring flexible bedroom arrangements.

The lower ground floor is where the home truly comes into its own. The current owner has installed a stunning, modern Kitchen / Dining / Living space complete with underfloor heating, granite work surfaces, a central island with gas hob, a built-in double oven, microwave, dishwasher and fridge / freezer. This is a beautifully finished and sociable space, with ample room for both dining and relaxing, and direct access out to the rear garden. Also on this level is a homely L-shaped Living Room, again enjoying garden access and a peaceful outlook, together with a well-equipped Utility Room and a convenient Cloakroom.

Outside, the rear garden is fully enclosed and arranged to take full advantage of the setting, with a generous lawn, patio seating area and attractive stone-chipped borders planted with shrubs and flowers. It provides a lovely space to sit, relax and enjoy the surrounding views. A side passage leads back to the front driveway, where there is off-road parking for 2 vehicles and access to the remaining storage area at the front of the converted garage, ideal for bicycles, garden equipment and outdoor items.

Overall, this is a particularly exciting and spacious family home in a highly regarded Bideford location, offering superb views, versatile accommodation and a wonderful connection with the surrounding natural landscape. A viewing is highly recommended to fully appreciate the space, setting and lifestyle on offer.

Council Tax Band
E - Torridge District Council

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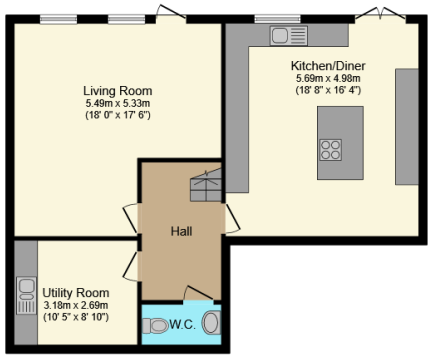
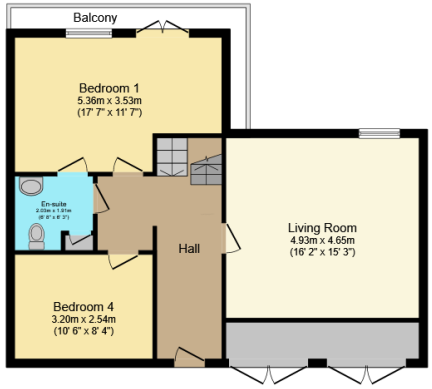
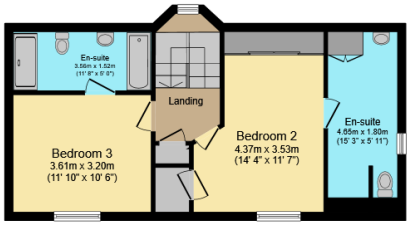


Lower Ground Floor



Ground Floor



First Floor

Total floor area: 191.6 sq.m. (2,063 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by

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Area Information

Bideford is a peaceful olde worlde market town on the River Torridge. The main district is on the west bank and its narrow streets filled with white painted houses sprawl from the working quay, up the slopes to the outer suburbs. A former historic port town, Bideford is a great place to explore, whether it's a trip to the shops or a restaurant outing there's something for everyone. The Pannier Market is a brilliant example of the town's originality, with its terrace of artists' workshops and independent shops. The town also champions sports at a grassroots level with both the local rugby and football teams having healthy followings. There are no end of ways to join in the community spirit of this wonderful white town on the hill.

All the amenities you'll ever need are to be found within easy reach of Bideford. To the north are the coastal towns of Westward Ho!, Appledore and Northam, all of which will figure in your day-to-day routines if you enjoy the sea or the outdoor life. Northam boasts a brilliant indoor swimming pool and gym.

Bideford is within short driving distance of the Atlantic Highway (A39) which is the main feeder route across the region leading to Cornwall in the south-west and to the M5 in the east. A regular bus service provides access to North Devon's 'capital', Barnstaple. Bus users can also reach Westward Ho!, Braunton, Appledore, Croyde and Ilfracombe.

Directions

From Bideford Quay proceed up the main High Street. Continue to the very top and take the left hand turning. Take the first right hand turning onto Abbotsham Road. Pass Bideford Medical Centre on your right hand side and Bideford College on your left hand side. After a short distance, take the right hand turning onto Lane Field Road and proceed into the development. Follow this road to the end of the development as it leads directly into Greenfield Close. Number 16 will be found towards the bottom of the cul-de-sac on your right hand side with a numberplate clearly displayed.

We have the facility to refer purchasers and vendors to conveyancing, mortgage advisors and Surveyors. It is your decision if you choose to deal with any of these companies however should you choose to use them we would receive a referral fee from them for recommending you. We will receive a referral fee between £50-£300 depending on the company and individual circumstances. We have carefully selected these associates for the quality of their work and customer service levels.

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We are here to help you find and buy your new home...

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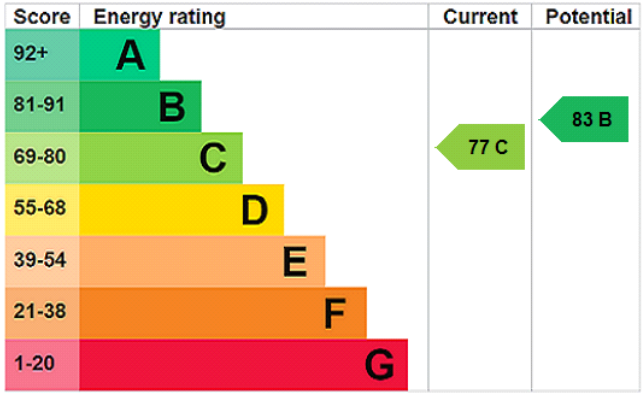

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Please do not hesitate to contact the team at Bond Oxborough Phillips Sales & Lettings on

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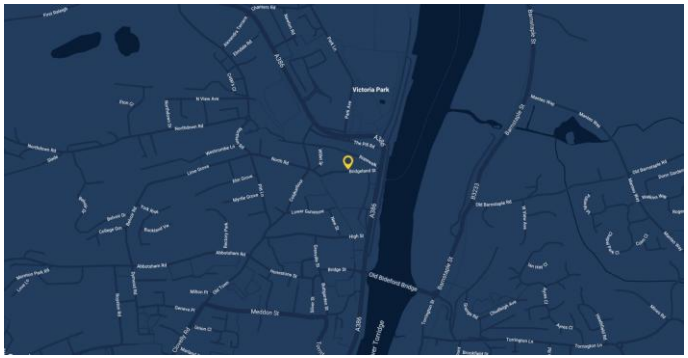
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